

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1-1A04-3, B, 3, to permit a minimum rear yard setback of 48.5' in lieu of the required 50' and to allow an amendment to the development plan to permit the construction of a dwelling outside the building area on the lot.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

- 1) Limited to very small area for placement of house due to contour of lot and septic.
- 2) Measured 50' straight off corner of house. Did not take into consideration that property line was cutting back in toward corner.
- 3) When the error was first discovered, the house framing and foundation was completely finished.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Robert M. House
(Type or Print Name)

Legal Owner(s): Richard A. Lamond
(Type or Print Name)

Signature: *Richard A. Lamond*
Signature: *Kathleen W. Lamond*

Address: 1110 Baldwin Mill Rd.
Address: 4116 Crenson Drive
City and State: Towson, MD 21204
City and State: Towson, Maryland 21204

Phone No.: 235-0466
Phone No.: 235-0466

Name, address and phone number of legal owner, contract purchaser or representative to be contacted: *Richard A. Lamond*
Name: *Richard A. Lamond*
Address: *4116 Crenson Drive*
City and State: *Towson, Maryland*
Phone No.: *235-0466*

Attorney's Telephone No.: *235-0466*

ORDERED BY The Zoning Commissioner of Baltimore County, this 21st day of November, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 21st day of December, 1984, at 10:00 o'clock A.M.

Carl J. Jahn
Zoning Commissioner of Baltimore County.

(over) MICROFILMED

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

MICROFILMED

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: December 19, 1984

Norman E. Gerber, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petitions: No. 85-172-A, 85-177-A, 85-178-A, 85-180-A and 85-181-A

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber per J. Howell
Norman E. Gerber, Director

NEG:JGH:bjs

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BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 13, 1984

Mr. & Mrs. Richard A. Lamond
4116 Crenson Drive
Phoenix, Maryland 21131

Chairman

RE: Item No. 141 - Case No. 85-172-A
Petitioner - Richard A. Lamond, et ux
Variance Petition

Dear Mr. & Mrs. Lamond:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The praiseworthiness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

Enclosures

cc: Catron Associates
1419 S. Fountain Green Road
Bel Air, Maryland 21014

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BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204

NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 12/4/84
Item #141
Property Owner: Richard A. Lamond, et ux
Location: 4116 Crenson Drive
of Dracut Court

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group meeting is required.
- ☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on [blank].
- ☒ Landscaping should be provided on this site and shown on the plan.
- ☒ The property is located in a deficient service area as defined by 811 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [blank].
- ☒ The property is located in a traffic area controlled by a "T" level intersection as defined by 811 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

Additional comments:
"Crenson Dr." should be removed from the gas/shuttle driveway.

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James G. Howell
James G. Howell
Chief, Current Planning and Development

cc: James Howell

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-4500

PAUL H. REINCKE
CHIEF

November 30, 1984

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Richard A. Lamond, et ux
Location: X/S Crenson Dr. 211.04' W. from c/l Brocster Court
Item No.: 441 Zoning Agenda: Meeting of 12/4/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- ☒ 1. Fire hydrants for the referenced property are required and shall be located at intervals of [blank] feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ☒ 2. A second means of vehicle access is required for the site.
- ☒ 3. The vehicle dead end condition shown at [blank] EXCEEDS the maximum allowed by the Fire Department.
- ☒ 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- ☒ 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- ☒ 6. Site plans are approved, as drawn.
- ☒ 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *George M. McConnett*
Plumbing Group
Special Inspection Division
Fire Prevention Bureau

/ab

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BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-4500

TED LALECKI JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item #141 Zoning Advisory Committee Meeting, are as follows:

Property Owner: Richard A. Lamond, et ux
Location: X/S Crenson Drive 211.04' W. from c/l Brocster Court
Existing Zoning: R-C-5
Proposed Zoning: Variance to permit a minimum rear yard setback of 48.5' in lieu of the required 50' and to allow an amendment to the development plan to permit the construction of a dwelling outside of the building area on the lot.
Address: 4116 Crenson Drive
District: 10th.

The items checked below are applicable:

- ☒ All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 EXCEPT as noted under the "Remarks" column and other applicable Codes.
- ☒ A building/structure shall be required before beginning construction.
- ☒ Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required. Non-approved seals and signatures are required on Plans and Technical Data.
- ☒ Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- ☒ An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistant construction, no openings permitted within 3'0" of lot lines. A fire wall is required if construction is on the lot line, see Table 101, line 2, Section 101 and Table 102, also Section 501.2.
- ☒ Requested variance appears to conflict with the Baltimore County Building Code, Section/s [blank].
- ☒ A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- ☒ Before this office can comment on the above structure, please have the owner, show the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 601.
- ☒ Comments

NOTE: These comments reflect only on the information provided by two drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Section) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burdick
Charles E. Burdick, Chief
Plans Review

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CEB:es

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 21st day of November, 1984.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner: Richard A. Lamond, et ux
Petitioner's Attorney: *Nicholas B. Commodari*
Chairman, Zoning Plans Advisory Committee

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